

Old Houses Can Be Made Modern and Cozy Homes

Derelect Barn in Nebraska Made Into Comfortable Dwelling at Cost of Few Hundred Dollars; Abandoned Buildings Solution of Housing Problem

In view of the shortage of homes any structure that carries a roof is of value and should be utilized until such time as the building situation, both with regard to material and labor costs, will permit of extensive construction.

Many old buildings, long abandoned as having no value, have been reclaimed and made into structures which will give service for many years to come. A most interesting revamped structure is to be found on the outskirts of Lincoln, Neb. Some years ago Professor Erwin H. Barber, state geologist of Nebraska, traveling about, was impressed by the number of buildings which he found abandoned. He decided that he decided could be made habitable at small expense. To illustrate his idea he took an old barn, a dilapidated building, near Lincoln, and at a cost of \$200 made the derelect building into a good appearing, comfortable and cozy home. What Professor Barber has done can be done by others, for he says that he had no special knowledge of mechanics. It would cost a good deal more money to make over the house to-day since building and labor costs have increased manifold since 1911 when the little old house was reclaimed. But a made-over old house is cheaper and, perhaps, much more substantial than a brand-new house.

Worth \$3,000 Finished

When Professor Barber had completed his house a builder estimated it was worth at least \$3,000. The incident shows the possibilities, for gain and for home purposes, possessed by old houses.

What Professor Barber had to say at the time of the completion of his house may be interesting to folks who have a similar plan in mind. The tale of his experience might also serve to encourage folks to look about and see if there are some old structures lying idle that might be developed into agreeable and comfortable homes.

Here is the story of the rebuilding of the little Nebraska barn:

"The curved and rickety weatherboards were nailed securely to the studding, regardless of breaks, cracks, knots holes, missing pieces, misfit lumber or rotten spots. Metal lath, which comes in convenient strips about eight inches wide by nine feet long, was nailed securely over the house. It was put on by nailing through it into the studding, and then bending the nails over and pointing them toward the outside of the house. The lath was properly latched with a cement plaster was troweled on with a firm hand so as to insure good keys and at the same time to fill completely cracks and joints in the weatherboarding. It matters not how rough the coat is, in fact it is well to make it rougher by scratching.

"This is known as the scratch coat. The scratches were made by using a few wire nails through a wooden block. With this simple tool the cement was quickly and effectively troweled before it had set, thus preparing it for the succeeding coat. The formula for mixing the concrete is one measure of cement and three of sand; one to four or five would do.

An Amateur Job

"In mixing I used a clean platform of boards, the barn floor or a large box. Put the sand and cement together and turn repeatedly with a shovel, mix thoroughly; make a hollow in the pile, pour in water and continue to turn and mix with a shovel until an even mortar is made that will spread easily under the trowel. It is a very easy and simple process, requiring no previous experience, and the amateur may feel entire confidence in the results if a reasonably good cement is used. Trowel on the second coat as soon as convenient, making it a little richer in cement than the scratch coat. Use, say, one measure of cement to two of sand. By all means avoid trying to make this last named coat 'nice and smooth'. Let it be rough and irregular, for the worse it is the better. The coat of cement plaster when done is about three-fourths of an inch thick and is as hard and enduring as stone. This work was done in the summer, and the injurious effects of the summer sun and rapid drying were escaped without the necessity of shading. Take

notice that this abandoned building, which stood on park property and would not have sold for \$100, was converted into a good looking house for the sum of \$173. The finished dwelling has a good cement cellar, a large porch with floor and roof of cement, three large rooms downstairs and two upstairs. The detailed items of expense are as follows:

All material for the cellar, including walls, cast extra thick floors and steps	\$48
All material for the body of the house, including walls, floors, lath, cement and sand	82
Material for the porch, which extends part way around three sides of the house, including a cement floor	45
Total	\$175

"This total of \$173, it must be understood, does not include labor. All the work was that of 'self help,' just as would be the case on a farm.

Salvaged Old Materials

"Two or three old buildings which had been torn down and the old lumber used to build the framework of a decent looking laundry and shed for storing kindling, coal and similar supplies. The size of this building is twelve by twenty feet, with eight-foot studding, and the cost of the shed, made by 'self help,' is as follows:

Wire	\$9.50
Cement for stuccoing	2.25
Cement for floor	4.50
Sand	1.50
Nails	1.00
Total	\$21.75

"Material left over was used for making the cement walks about the place. The total cost for walks, shed and laundry building, including the cost of the shed, made by 'self help,' is as follows:

Material left over was used for making the cement walks about the place	\$1.00
Cost of walks, shed and laundry building	21.75
Total	\$22.75

There is a house on the Albany Post Road not far north in Westchester and in one of the prettiest of the towns in the county facing the Hudson which has attracted much attention. It is a house with a long graceful roof. It was formerly a frame church. For a long time it had been in the market for sale. Some one with an ingenious mind had it.

The sides have been covered with stucco and other changes made in the exterior. The architecture of the building was not interfered with. The changes have been a very attractive exterior and from what has been learned in the section the interior is ideal in every respect.

Y. M. C. A. Joins Campaign
For "Own Your Own Home"
"Own Your Own Home Day" of the National Thrift Week campaign of the Y. M. C. A. next January has met with the approval of the construction industry. An extract from the news letter of the National Federation of Construction Industries:

"Thursday, January 20, 1920, has been tentatively set aside as the day on which a countrywide attempt will be made to perpetuate the 'Own Your Own Home' campaign as one of our national institutions. It is gratifying that the importance of the 'Own Your Own Home' campaign, in the opinion of which the National Federation of Construction Industries played so prominent a part, should be recognized by Chambers of Commerce, building and loan associations, local real estate boards, philanthropic and other organizations, many of which have no other interest than that of the public good."

\$250,000 Worth of Dwellings Sold in New Rochelle
T. J. Sullivan has sold \$250,000 worth of dwelling property in the New Rochelle section in the last few weeks. Among the properties sold were the W. D. Hunter house on Cortlandt Avenue, Rochelle Heights, to Charles Scheffeld, Cleveland, Ohio. The dwelling is of stone and contains fourteen rooms and four baths. It is on an acre plot. The purchase price was \$30,000.

Property of J. C. Cohan on Hamilton Avenue, Rochelle Heights, was another valuable parcel sold by Mr. Sullivan. He sold it to R. Eckstein. This work was done in the summer, and the injurious effects of the summer sun and rapid drying were escaped without the necessity of shading. Take

ments, Inc., and through this corporation will be controlled and operated by the tenants.
The apartment house cooperative scheme is not new to this city. It has already been tried out with marked success in apartments in Gramercy Park, in Madison Avenue and in West End Avenue.

\$4,800 the Top Price
With respect to the Concourse Apartments, the price will range from \$3,000 to \$4,800 for individual apartments, such price being fixed with reference to size and location. The expense of operating the building, including heat, janitor and agent hire, will be borne by the tenants in proportion to the number of rooms each occupies.

Each cooperator will receive a perpetual lease running twenty-one years, with the privilege of renewal, and in addition will receive stock in the Concourse Apartments, Inc., which will insure his part ownership of and voice in the control of the property. Tenants have the alternative of occupying the apartments under the rental

conditions or may sell the stock and assign the lease to others.
"Under cooperative ownership an opportunity is given the tenant to protect himself against future rent increases, notices to vacate, and against arbitrary and profiteering landlords," said Mr. Brown yesterday.

"The steady increase in wages, together with the continuous rise in the cost of material, indicates a still further increase in rents. Cooperative apartment houses will doubtless prove a strong barrier against this vicious cycle of rent advances now rampant in our city.

This is our first venture in community house building. As conditions with respect to labor and materials grow better we expect to put up other apartments on the same large scale in the same neighborhood, which is one of the finest and most accessible in the city.

"Cooperative ownership in these apartments is expressed to the fullest extent, being similar to club ownership."

Promiscuous Construction To Be Curbed in Newark As a Safeguard to Health and Wealth of City

A curb is to be placed on the height and use of future Newark buildings. The committee which was appointed to study zoning and building heights for Newark has made a tentative report which will be taken up soon by the city fathers, as Newark is fully aware of the value of such restriction. New York has been an object lesson for other cities. It was not the first to put into effect segregation of construction and occupation of premises, but it was the first great city to give the plan the test which proved to all the inestimable value of the scheme.

Segregation in New York is about two years old. Damned at the outset, it has come to be regarded as one of the most constructive measures given by any municipal administration in this city for many years. Investment could not be expected or made in a city where the economic life of a building was in constant jeopardy because builders could build what they wished and anywhere they wished and a manufacturer could locate his plant anywhere he cared to.

Similar to New York's Plan
The suggestions of the Newark committee are based on the zoning plan in operation in New York, with variations that will suit conditions of topography and economy peculiar to Newark. Four height limits are suggested by the committee, the highest being 150 feet. It also recommends that entire districts be restricted to certain height limits, irrespective of the width of some of its streets, the only exception to this provision being the downtown business districts.

Wide streets are traffic arteries and feed the narrow streets leading into sections, and for that reason should not be permitted to be lined with buildings that top others, except in the downtown business district of the city. While a man can establish his home in any section of New York he pleases under the New York building heights and restrictions, the Newark committee would not permit it. If business is restricted, so are residences. Tenements in a factory district are a hindrance and interfere with development. The committee holds that since it is not good for the health of dwellers to have factories in proximity to their homes, it is equally derogatory

to health for folks to locate in factory districts. Since it is the motive of the zoning and building restrictions to preserve the health as well as the wealth of the city, preferential rights give rise to reciprocal responsibilities, no class of building being free to be constructed in any and every section of the city.

Four Use Districts
Four classes of use districts are proposed for Newark, namely, residential, business, industrial and heavy industrial districts.

Buildings in residential districts may be used as dwellings and tenements, lodging and boarding houses, hotels, churches, schools, libraries and public museums, hospitals and sanitariums, private clubs, philanthropic and eleemosynary institutions, railroad passenger stations and nurseries and greenhouses. Garages for more than five motor vehicles are not permitted as an accessory use.

In business districts garages, except after a public hearing by the board of appeals; blacksmith shops, horseshoeing establishments, milk bottling and distributing stations, carpet and bag cleaning establishments, coal yards, lumber yards, car barns, junk yards and those trades and industries that are prohibited in an industrial district are excluded.

The business districts in a general way embrace the principal thoroughfares traversing the different residence sections of the city and those enclaves of business which have been so badly invaded by business as to make it impracticable to maintain them exclusively for residence purposes. Due to the large number of factories already there, the downtown business section could not be treated as a business district. The only exception to this rule is found in the case of Broad and Market streets, which it is deemed feasible to include as a business district.

In an industrial district buildings may, as in a business district, be erected for any use that is not categorically excluded. The trades and industries banned are all of a noxious or offensive character by reason of the emission of noise, odor, dust or gas, embracing, among others, boiler works, paint shops, garages, incinerators, foundries, smelters, slaughterhouses, stone crushers and tanneries.

The industrial districts include large areas outside of the meadows and are found chiefly along the railroads, the

Pascale River, the canal, the downtown business section and the exception of Broad and Market streets and small scattered areas in various parts of the city already developed with industry.

In a heavy industrial district the only use for which buildings may not be erected is for residential purposes. This exclusion, however, does not apply to the erection and maintenance of an industrial establishment for the family of one watchman employed upon the premises.

The heavy industrial districts include the greater portion of the meadows and such parts of the industrial district as are already devoted to the more offensive trades.

150 Feet Height Limit
In working out the height regulations it was deemed better to establish a flat height limit, according to the zoning report, than to vary the height in each particular case according to the street width.

The only exception to this rule is in the case of the narrow streets in the downtown business section where the application of the height limit generally applicable to buildings in the district would permit the erection of too high buildings. These streets, which in many instances, have a width of only 30 to 40 feet, are, moreover, so interspersed between wider streets that it is impracticable to segregate them in a separate district with a lower height limit than that applied to the wide streets. In this part of the city, therefore, a multiple of the street width is used to supplement the flat height limit suggested for the district as a whole.

The flat height limit for this district as a whole is 150 feet. But buildings of this height are limited to streets having a width of at least 75 feet. On streets having a width of less than 75 feet the height may not exceed twice the width of the street. In applying this rule, however, no street is deemed to have a width of less than 50 feet, so that even under the most unfavorable circumstances a building is permitted a height of at least 100 feet.

Five classes of height districts are proposed for Newark—150-foot, 125-foot, 80-foot, 50-foot and 35-foot districts.

Of the 150-foot height districts there is only one, the downtown business section. This limitation will permit the erection of twelve-story buildings. It seemed undesirable to encourage

the construction of higher buildings than this for several reasons. First, Newark is peculiarly fortunate in topography, it has abundant space for the lateral extension of the retail section—it does not need to extend vertically. Secondly, there are as yet only three buildings in the city that exceed a height of 150 feet.

Of the 125-foot height districts there is also but one. This is a district in the meadows which appears susceptible of a large warehouse terminal development, but which does not require a greater height than ten stories.

The eighty-foot height districts embrace the great bulk of the industrial section in the city, as well as those apartment house areas which are most available for the erection of six and seven-story buildings.

The fifty-foot height districts contain those areas which seem to be destined for three and four-story apartments.

The thirty-five-foot height districts are confined to those neighborhoods that should be protected so far as possible from the erection of family houses. To absolutely prohibit the erection of towers in Newark, it was felt, would be a mistake. They lend variety to the skyline and embellish a city as open space. A single Woolworth tower instills more civic pride than a hundred giant skyscrapers occupying the entire lot.

The proposed zoning ordinance, therefore, permits towers of any height subject to two conditions: (1) That they occupy no more than 25 per cent of the lot area, and (2) that an open space be provided above the height limit fixed for buildings in the district on each and every lot line that is not also a street line. In other words, towers are allowed on the street line, but not on the property line.

Four classes of area districts are proposed for Newark. In each district the size of the courts and yards required is made to vary with the height of the buildings.

The A districts are designed especially for business and factory buildings requiring outside light and ventilation; B districts are those in which apartments and tenements are to be built; C districts are for detached houses, and D districts were constituted to afford the maximum protection thought possible within constitutional limitations to the private householder in the erection of private houses. The A districts are Weequahic Park, Hill and Forest Hill. Apartments are not excluded in D districts.

New Yorkers Find Homes in South Yonkers

Wellesley Avenue Section Made Into an Attractive Neighbor by Small Home Builders

Wellesley Avenue has been the scene of considerable building activity. At any rate, it has been the most active section of South Yonkers. The Landscape Realty Company, Joseph Gilbert president, laid out the section, a number of several hundred lots. The corner of Landscape Avenue and Wellesley Avenue, the last parcel on the market, was taken recently by the John Nelson Construction Company, which will erect a dwelling there.

Mr. Nelson has been one of the most active and successful builders in the development of this property. Herbert W. Heath, well known as a builder of small houses, also has bought a plot, 100 feet front, on Landscape Avenue, on which he is building a two-story bungalow with a garage. S. Gray, a local resident, has bought a plot on Landscape Avenue for a bungalow.

Lanzner & Kahn, New York apartment house builders, erected two dwellings at 21-25 Wellesley Avenue, which have been sold to August Schenck and Simon Gutner.

In each of these cases the sales of the land to the builders and the buildings to permanent owners were effected through the office of Thomas S. Burke.

Another Silk Mill for Paterson
Joseph P. Day has sold to Joseph Rosen & Son, of Paterson, N. J., a plot 100x250, on Spruce Street, at the foot of Market Street, Paterson, N. J. It is the intention of the purchaser to erect a silk mill on the site. This is the fourth sale made in sub-division of the former American Locomotive company's plant at Paterson, by Joseph P. Day.

The Bulky & Horton Company has sold 1042, 1044, 1050 and 1054 Bergen Street, four-story eight-family apartments, on plot 152x125, for Adeline M. Snedeker to client for investment.

Lloyd Whitman Company have sold for W. T. Whitman 280 and 282 Deno Street, a five-story, modern apartment house on plot 100x100.

The Realty Trust has sold for Artec Realty Corporation the apartment store building at 1556 Gravesend Avenue to Frank Guerra, the present tenant.

E. T. Newman has sold the two-family dwelling at 240 Windsor Place for Carl J. Osterling.

The Meister Builders have sold 132 Tenth Street, a two and one-half story brick one-family house.

\$400,000 Addition Planned for Bush Building on 42d Street
Irving T. Bush evidently is of the opinion that building costs are not coming down for a long time, for he had his architects, Helme & Corbett, file plans yesterday for another unit to the Bush Building, which extends from Forty-second to Forty-first Street, east of Broadway. The new section will be nine stories high and will be erected at 137-139 West Forty-first Street on a site purchased some time ago for the purpose. It will cost \$400,000.

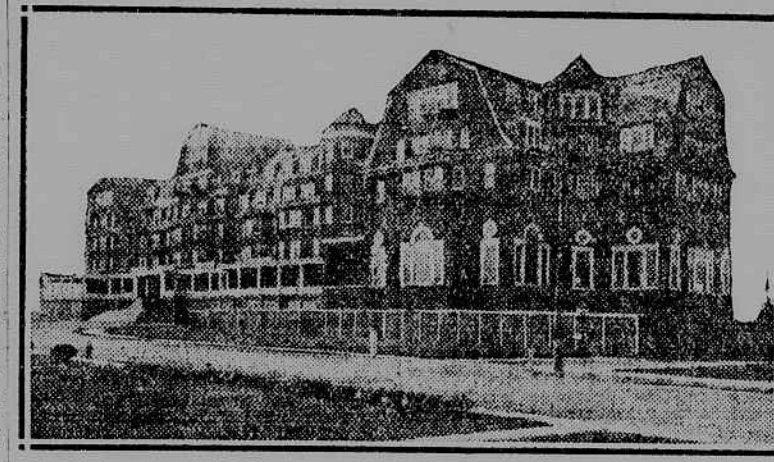
New Desk for Demorest
William J. Demorest, who has been associated with William Ziegler Jr. for a number of years as vice-president and general manager of the Park Avenue Operating Company, has joined forces with Cushman & Wakefield, Inc., and has been elected a director of the corporation.

Builders Buy in Scarsdale
The Scarsdale Estates, Robert E. Farley, president, has sold to Ward, Carter & C. C. White Plains, two plots in Gilmore Court in the Greenacres section of Scarsdale. They will be built on in the near future.

Joins Wheatley Hills Corp.
E. E. Patterson, for ten years associated with L'Ecluse & Washburn, has become associated with the firm of Wheatley Hills Real Estate Corporation, where he will continue his activities as Long Island broker, specializing in properties on the north shore, from Great Neck to Smithtown.

New Men in White Office
Paul L. Mottelay, formerly of the Mottelay & Co. of White Plains, formerly with the Lawyers' Mortgage Company, have joined William A. White & Sons' mortgage department.

Edgemere Club Property Bought by Max Natanson



The Edgemere Club Hotel, at Edgemere, L. I., has been sold by the Lewis H. May Company for the Lancaster Sea Beach Improvement Company. Fred J. Lancaster president, to Max N. Natanson.

The hotel is five stories in height and contains 300 rooms. The sale includes the block front between Beach Thirty-fifth and Beach Thirty-sixth Streets to the Atlantic Ocean; the

ocean front between Beach Thirty-fourth and Beach Thirty-fifth Streets, on which the club tennis courts are located; the ocean front on which the bathing casino is located, the casino having 400 bathhouses and other rooms; also the plot to the north containing the hotel cottage and the new dormitory in Beach Thirty-third Street, containing fifty rooms.

Negotiations are pending for its resale through the same brokers.

Brooklyn Apartments Bought by Investors
Four-Story House in Bergen St. Changes Ownership; Dean Street Flat Sold

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John Murray Properties To Go in Auction Room

Dwellings and Tenements of Former Investor To Be Partitioned by His Heirs

Included in the next special sales day to be held by Joseph P. Day, on Tuesday, December 2, in the Vesey Street salesroom are the properties acquired during his lifetime by the late John Murray. The executors have authorized Mr. Day to sell these properties at public auction to liquidate the realty holdings of the estate.

They are located as follows: At 154 East Thirty-eighth Street, a three-story brick dwelling; 328 East Fifty-fifth Street, five-story brick tenement; 105 East Eighty-eighth Street, five-story and basement brick tenement, southwest corner Fourteenth Street and Avenue A, two five-story brick tenements, with stores; 225 and 227 East Thirty-fifth Street, six-story and basement brick tenement; 45 to 47 East Eighty-seventh Street, three five-story brick tenements; 111 to 115 East Eighty-ninth Street, three five-story brownstone front tenements.

Other properties included in the sale are 255 Lexington Avenue, northeast corner 144th Street and College Avenue and six adjoining parcels, 39 and 41 West Thirty-second Street, a sixteen-story fireproof office building, 1229 and 1231, 1233, 1235 and 1237 Webster Avenue, The Bronx, and vacant plots in The Bronx and Brooklyn.

Ridgewood Attracts Dwellers
From Other Sections

S. S. Walstrom Gordon & Forman have sold for William C. Clark the stucco residence at 102 Walnut Street, Ridgewood, to Mrs. Emma T. Steimetz, of Paterson, N. J., for Dr. John G. Singer, Ridgewood, to John Robinson, Ridgewood, to Mrs. Minnie S. Entwistle, of Garden City, Long Island, and for Mrs. Christina V. A. Oakley No. 32 Liberty Street, to Marry J. Parker, of Brooklyn.

The southeast corner of Broad and Clinton streets, in Newark's financial and big business district, has been bought by the Merchants' National Bank from the Fidelity Trust Company as site for a banking building. Feist & Feist negotiated the deal, having been the agents for the trust company for some time.

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